



**103, The Crescent, Eastleigh, SO50 9BJ**  
**£650**

A DOUBLE ROOM with EN SUITE on the ground floor available TO RENT conveniently located within central Eastleigh close to the Town Centre, M3, Train Stations and has been refurbished to a high standard throughout. All bills, fast broadband and internet are included. A communal open plan kitchen with built in appliances, a communal lounge, a pleasant garden with BBQ to entertain and relax from work, The room has a double bed with useful storage, wardrobe, chest of drawers and a bedside table. An En suite is accessed from this room. Parking is available. Available Early June

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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The property is accessed by a recessed front entrance where a four panelled composite door with obscure glazing opens onto

## EXTERNALLY

### TO THE FRONT

The front garden is enclosed by a low level brick wall and is laid to gravel for ease of maintenance with shrub beds. External gas meter.

### ENTRANCE HALLWAY

Smooth plastered ceiling, original coving, six spot lights, provision of power points, communal post box. Staircase leading to the first floor landing with useful understairs storage cupboard. Electric consumer unit.

### UTILITY CUPBOARD

Accessed from the entrance hallway and houses a Beko automatic washing machine and tumble dryer.

### KITCHEN 13'10" x 9'1" (4.23 x 2.79)

Accessed by a six panelled door from the rear of the entrance hallway. The kitchen is fitted with a range of low level cupboard and drawer base units and a range of wall mounted cupboards, heat resistant worksurface, inset four burner gas hob, electric Hotpoint double oven, Integrated full sized dishwasher, large american style fridge / freezer.

Smooth plastered ceiling, eight LED spot lights, upvc double glazed window to the side aspect, Karndean style flooring.

### LOUNGE 8'8" x 5'10" (2.66 x 1.80)

Smooth plastered ceiling, two LED spot lights, continuation of the flooring from the kitchen. Double panelled radiator. Wall mounted Samsung television

### TO THE REAR

Stepping out onto an area laid to patio, providing a very pleasant seating area. The garden is principally laid to lawn with communal table and chairs and useful shed. A timber gate gives access to a rear service road.

### Bedroom 2 12'11" x 8'11" narrowing to 5'3" (3.94 x 2.72 narrowing to 1.62)

Situated on the ground floor and is accessed by a six panelled door. Smooth plastered ceiling, ceiling light point, coving, upvc double glazed window to the rear aspect, double panelled radiator, provision of power points and a television point.

Double bed with faux leather effect frame and matching headboard whilst providing useful storage within. Chest of drawers with four drawers and a double wardrobe providing useful hanging rail and storage.

### ENSUITE SHOWER ROOM AVAILABLE 5'6" x 3'3" (1.69 x 1.01)

Smooth plastered ceiling, ceiling light point, extractor fan, vinyl floor covering, chrome heated towel rail. Fitted with a three piece suite comprising wall mounted wash hand basin, low level wc and corner shower enclosure with thermostatic shower valve and aqua board panelling.



